

RECEIVED

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Williams

Mailing Address:

P.O. Box 310, Williams, CA 95987

Contact Person: Monica Stegall Title: Assistant City Planner

Phone: (530) 473-5380 FAX: (530) 473-2189 E-mail: maguayo@cityofwilliams.org

Reporting Period by Calendar Year: from January 2009 to December 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Williams

Reporting Period 1/1/2009 - 12/31/2009

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | 2007 | 2008 | 2009 | 2010 | 2011 | ## | | | 2014 | Total Units to Date (all years) | | Total Remaining RHNA by Income Level |
|--|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--|--------------------------------------|
| Income Level | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | | |
| Very Low | Deed Restricted Non-deed restricted | | | | | | | | | | | | 103 |
| Low | Deed Restricted Non-deed restricted | | | | | | | | | | | | 77 |
| Moderate | Deed Restricted Non-deed restricted | 6 | 0 | 10 | | | | | | | 16 | | 76 |
| Above Moderate | | | | | | | | | | | | | 196 |
| Total RHNA by COG. Enter allocation number: | | 6 | | 10 | | | | | | | 16 | | 452 |
| Total Units | | | | | | | | | | | | | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

CITY of WILLIAMS
810 E Street - Post Office Box 310
WILLIAMS, CALIFORNIA 95987

December 31, 2010

Ms. Cathy Creswell
Deputy Director
Department of Housing & Community Development
State of California
1800 Third Street, Suite 430
Sacramento CA 94252-2053

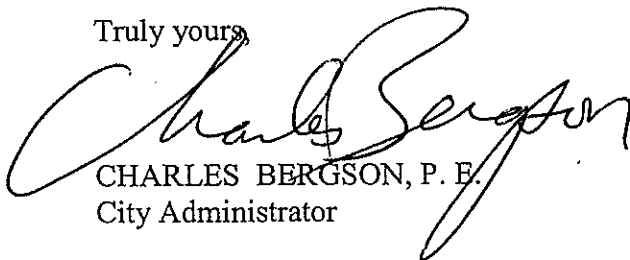
Subject: City of Williams Annual Housing Element Report

Dear Ms. Creswell:

In accordance with California Government Code Section 65400, submitted herewith is the City of Williams 2009 Annual Housing Element Report. Please note that the data in Table B are estimated and will be corroborated with an adjusted Table B in the next week.

Should you have any questions, please contact the City's Planner at (530) 473-5389 or at PLANNER@CITYOFWILLIAMS.ORG.

Truly yours,



CHARLES BERGSON, P. E.
City Administrator

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Williams
Reporting Period 1-Jan-09 - 31-Dec-09

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | Housing with Financial Assistance and/or Deed Restrictions | | | Housing without Financial Assistance or Deed Restrictions | |
|--|---|---|---|---|--|---|---|---|--|
| 1 | 2 | 3 | 4 | 5 | 5a | 6 | 7 | 8 | |
| None | | | | | | | | | |
| | | | | | | | | | |
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| | | | | | | | | | |
| | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | 0 | 0 | 0 | 0 | |
| (10) Total by income Table A/A3 | | | | | | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | |

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Williams
Reporting Period 1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | | (4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|----------------|-------------|-----------------|----------|--|
| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Mobile Homes | 5. Total | |
| (1) Rehabilitation Activity | | | | 0 | | |
| (2) Preservation of Units At-Risk | | | | 0 | | |
| (3) Acquisition of Units | | | | 0 | | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | | |

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for Moderate | | | | | | 0 | |
| No. of Units Permitted for Above Moderate | | | | | | 0 | |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Williams
Reporting Period 1-Jan-09 - 31-Dec-09

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | RHNA Allocation by Income Level | | *Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|----------|--|---------------------------------|----|---------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level | | | 74 | | | | | | | | | | | 0 | 74 |
| | Very Low | Deed Restricted Non-deed restricted | | | | | | | | | | | | | |
| Low | | | 64 | | | | | | | | | | | 0 | 64 |
| | | Deed Restricted Non-deed restricted | | | | | | | | | | | | | |
| Moderate | | | 68 | | | | | | | | | | | 0 | -176 |
| | | Deed Restricted Non-deed restricted | | | | | | | | | | | | | |
| Above Moderate | | | 135 | | | | | | | | | | | 0 | 135 |
| Total RHNA by COG. | | | 341 | | | | | | | | | | | 0 | 97 |
| Enter allocation number. | | | 50 | 70 | 88 | 6 | 20 | 10 | | | | | | | |
| Total Units | | | 50 | 70 | 88 | 6 | 20 | 10 | | | | | | | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals. * Year 1 is 2003

| | |
|-------------------------|-----------------------------|
| Jurisdiction | City of Williams |
| Reporting Period | 1-Jan-09 - 31-Dec-09 |

Table C
Program Implementation Status

[illegible]

Attachment 1

City of Williams

2009 Annual Housing Report

Housing Element Goals, Policies and Action Programs

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|-----|--|--|---|
| 1.0 | To become actively involved in federal and state housing assistance programs directed toward new construction, renter assistance, rehabilitation and infrastructure, when there is a reasonable probability of success in obtaining the funds. | | |
| 1.1 | The City will annually make application to at least two of the following funding sources: Small Cities Community Development Block Grant (CDBG), HOME, CHRP-R, FmHA and other appropriate funds to aid development of affordable housing for all income groups through infrastructure and first-time homebuyer subsidies. Quantifier of Two applications per year, funding obtained to assist 15 units annually. | City staff capacity has been adversely affected for the past 4 years, which severely reduced the ability of the City to apply for additional funding. Therefore, no units assisted. In addition, Program Income from prior CDBG loans has accumulated further reducing the City's eligibility to apply for additional funding. | Keep action program. Apply for 2 funding sources. City will be applying for a 2010 HOME grant for senior housing in September. With holdout issues resolved and staff capacity developed, the City will restart its CDBG programs and make regular applications for funding. |
| 1.2 | The City will continue to utilize non-profit housing provider organizations to assist City staff with the development of grant and loan proposals dedicated to the provision of housing for low-income and special needs residents (the elderly, female-headed households, people with disabilities, farm workers and the homeless). Organizations such as the Rural California Housing Corporation or Mercy Housing may provide extended staffing to the City – sponsored applications by obtaining documentation of need, site acquisition, and structuring project financing, and providing application preparation and administration. Quantifier of at least one application annually for up to 13 new or rehabilitated units assisted. | City terminated all consulting services over the past several years as staff capacity to manage such programs were reduced through staff turnover and fiscal issues. Limited activity using CDBG Program Income funds continued at a very low level. No applications made nor units assisted. | Keep action program. Set objectives annually. City has obtained consulting services to assist staff on housing programs and to build staff capacity. Demand is still present and City is beginning to accept new applications for housing rehabilitation and new affordable housing development programs. |
| 2.0 | To promote orderly growth, and assure an adequate supply of housing sites for all economic segments of the community. | | |
| 2.1 | Review and revise the City's General Plan and Zoning Ordinances to bring them in compliance with each other and current | Project completed. | Keep action program for continued evaluation and revision |

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|-----|--|--|---|
| | state law. Zoning ordinance revisions will specifically include, but not be limited to, requirements of SB520 for reasonable accommodation for the disabled, second unit development, compliance with state density bonus law, specific zones identified for transitional housing and emergency shelters allowed with a use permit, farmworkers, seniors, group homes (6 or fewer), and other identified special needs groups. Quantifier of general plan and zoning ordinance compliance. | | to regulations as issues are further defined. |
| 2.2 | Identify appropriate lands within the City limits during the General Plan update and rezone as necessary to ensure an added supply of sites for multi-family, mobile home parks and R-3 or R-4 zoned land. Recruit and provide incentives for qualified development of mobile home parks and multi-family development through infrastructure improvement assistance. A list of interested developers will be kept with the Planning Department. Quantifier of rezoned land, recruitment of affordable multi-family developer, infrastructure assistance to at least 30 affordable units. | Completed. During housing boom, additional development did occur, however, since 2008 the recession has stopped all activity. No developer recruited due to housing bust and no infrastructure provided. | Keep action program as the economy revives to provide assistance as inquiries come from developers. City is in negotiations with an affordable senior housing development through a HOME grant program application. |
| 2.3 | To alleviate potential constraints to housing, the City will develop written design review programs. In conjunction with this activity, the City will generate minimum development policies and procedures, standards, and potential incentives, including but not limited to second units and mixed use units, for adoption by the City Council. The City will also provide for the ministerial approval of specific types of developments, such as second units and multi-family complexes of up to 20 units. Quantifier of adopted policies and development standards. | Due to the high staff turnover and fiscal constraints over the past period, this effort was not accomplished. The need still exists to facilitate affordable housing development. | Keep action program. City has services under contract for updating General Plan and Zoning Ordinance that will address this action program. |

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|-----|---|--|--|
| 2.4 | The City will promote lot consolidation/ assembly of contiguous small-size parcels zoned R-3, R-4 and C-2 to encourage development of affordable housing. Quantifier of lot consolidation where feasible and appropriate. | On-going activity permitted by City code but recession has eliminated the market's interest. | Keep action program to continue facilitation of lot consolidations. |
| 3.0 | To resolve the flooding problem in the northern part of the City. | | |
| 3.1 | Apply for CDBG Funds to address infrastructure improvements for areas of the City constantly plagued by flooding. Such applications will include Technical Assistance funds to provide appropriate studies, planning and preliminary engineering. General Allocation or Economic Development CDBG and/or Economic Development Administration, or USDA – Rural Development funds will also be applied for as appropriate. Quantifier of improved infrastructure in flood prone areas. | Status of flood plain delineation is changing and flood control measures need to be updated to provide effective project design. City did complete a master drainage plan which will assist in design of infrastructure. | Keep action program. Need to add more funding sources and applications. |
| 4.0 | To support the efforts of for- and non-profit housing developers in providing affordable housing opportunities for low- and moderate-income households and special needs households (the elderly, female-headed households, people with disabilities, farm workers and the homeless). | | |
| 4.1 | Prepare City mapping to provide general information to interested parties on vacant residential sites and information about state and federal housing programs through the Housing Element planning period. The availability of the vacant residential parcel maps and housing program funds will be distributed to area realtors and made available to developers contacting the City directly. A flyer regarding Programs 4-2 and 4-3 will be included in the package. Quantifier of maps produced. | Successful program. Mapping completed through GIS funded through a PTA. Data and system updated by City planner. | Keep action program. Expand marketing brochure and distribution. |
| 4.2 | Develop guidelines for deferment of City requirements (such as curb, gutter and sidewalks) on a case-by-case basis, to enhance affordability of new development. Quantifier of affordable new development. | Action developed on case-by-case basis to address specific projects. | Keep action program. |
| 4.3 | Defer City-imposed development fees on | Policy in place and | Keep action program. |

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|-----|---|---|---|
| | low-income housing projects in exchange for the development of 20-year below market-rate (BMR) housing units. Quantifier of 5 BMR Housing Units per year. | under consideration when appropriate. | |
| 4.4 | The City will actively recruit a developer of multi-family rental housing to provide 50 affordable units (at least 15 of which would be 3 and 4 bedroom units suitable for large families) and 25 rental units with daycare facilities to accommodate low-income Single Head of Household families by 2005. Quantifier of 75 units completed. | Recession has delayed implementation. New interest has been developed for a 50 unit affordable senior housing project under the HOME program. | Keep action program. |
| 5.0 | To preserve and increase the life of the City's existing affordable housing stock. | | |
| 5.1 | Apply for CDBG and HOME funds annually for housing rehabilitation resources. Quantifier of two demolished and replaced housing units, 3 substantial and 7 moderate rehabilitations annually. | Little activity during past 6 years as staff capacity has not been adequate to address issues and funding not available. | Keep action program. City on track to revitalize its housing programs. |
| 5.2 | The City will complete an existing housing conditions survey in 2004 to determine how many housing units are in need of rehabilitation, and to what extent. Quantifier of completed existing housing conditions survey. | Project completed and to be updated. | Keep action program. 2004b survey needs to be updated as City applies for PTA for project. |
| 6.0 | To accommodate manufactured housing within existing community fabric and ensure conformance with design standards. | | |
| 6.1 | Pursuant to State Government and Civil Codes, continue to approve manufactured units on single-family lots providing the home meets architectural and local development standards of the surrounding neighborhood. Quantifier of new manufactured units. | Successful project. Now in state law and city compliance documents. | Keep action program. |
| 7.0 | To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color. | | |
| 7.1 | The City permit approval process is in line with and automatically subordinate to State law regarding reasonable accommodation. Additionally, the City will analyze and determine on an annual | Limited changes made due to staff turnover and limited budget. | Keep action program. |

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|-----|--|---|--|
| | <p>basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the City Council. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. Regardless of constraints found, the City will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and providing reasonable accommodation for housing intended for persons with disabilities. Quantifier of updated, state compliant zoning ordinance.</p> | | |
| 7.2 | <p>The City Administrator and Building Department will post Equal Employment Opportunity Commission (EEOC) generated brochures and leaflets at City offices, the public library and police station for discrimination complaints. Complaints requiring intercession will be referred to the EEOC Sacramento offices. City staff will log all complaints referred. Quantifier not applicable.</p> | <p>Information posted. No complaints received during this period.</p> | <p>Keep action program to assured continued community awareness.</p> |
| 8.0 | <p>To ensure affordability of housing through appropriate cost-effective energy conservation methods.</p> | | |
| 8.1 | <p>Adopt a Solar Rights ordinance enact ordinances which, as a condition of tentative map approval, provide for the dedication of solar easements which will allow each parcel or unit in a subdivision access to sunlight. In reference to the Solar Rights Ordinance adoption process, the City Council will review the fees currently charged for solar permits and consider fee reduction incentives to encourage solar use. Quantifier of solar rights ordinance (adopted).</p> | <p>Not accomplished due to staff turnover and limited capacity.</p> | <p>Keep action program. Good idea to implement now.</p> |
| 8.2 | <p>Encourage and assist in the weatherization of special population (low-income, disabled, farm worker and elderly) housing units by aiding PG&E in</p> | <p>Accomplished.</p> | <p>Keep action program.</p> |

| # | POLICY/PROGRAM | EFFECTIVENESS | APPROPRIATENESS |
|---|----------------|---------------|-----------------|
|---|----------------|---------------|-----------------|

the promotion and marketing of their weatherization program. Quantifier of assisted market program.